

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 16, 2004

ITEM NO. 9

CASE NUMBER/ PROJECT NAME	88-DR-2004 Arabian Library Phase 2 Expansion		
LOCATION	10215 E McDowell Mountain Ranch Rd		
REQUEST	Request site plan and elevations approval for new library building.		
OWNER	City of Scottsdale 480-312-7645	ENGINEER	Pk Kland Engineering 480-344-0480
ARCHITECT/ DESIGNER	Richard + Bauer, LLC 602-264-1955	APPLICANT/ COORDINATOR	Alison Tymkiw City of Scottsdale 480-312-7985

BACKGROUND

Zoning.

This property is zoned OS ESL (Open Space Environmentally Sensitive Lands) and is part of a larger campus comprised of an existing school, library, sports fields, and proposed aquatic center/park. The surrounding area is comprised of R1-35 and R1-5 single-family residential zoning and single family-residential development.

Context.

The site is located at the southeast corner of McDowell Mountain Ranch Rd. and Thompson Peak Parkway. The Desert Canyon Middle and Elementary Schools are located east and southeast of the site and the McDowell Mountain Park and Aquatic Center will be located southwest of the site.

APPLICANT'S PROPOSAL

Applicant's Request.

The proposal is for a new library consisting of 20,000 square feet, which will replace the shared use library that is part of the existing school building. The building is designed to share common elements and materials with the Aquatic Center located toward the southwest. The site will have access from a new right-in, right-out driveway off of McDowell Mountain Ranch Rd. to the north of the site. An expanded parking lot is proposed to accommodate additional parking requirements. The new library will alleviate space limitations, security and public concerns in the current joint use library arrangement with the school.

Development Information:

- | | |
|------------------------------|----------------------------|
| • Existing Use: | Unimproved |
| • Parcel Size: | 10.56 acres |
| • Total Square Footage: | 20,875 square feet |
| • Parking Required/Provided: | 70 required / 100 provided |

DISCUSSION

Building

The proposed building style exhibits strong geometric planes with a modern feel. Natural stone materials and steel make up the body of the buildings. The entrance is identifiable by its steel and glass features. Portions of the roof may be planted with roof gardens, depending on City maintenance staff approval.

Site Plan

The site slopes from northeast to southwest and the building is situated to take advantage of that slope in order to lessen the height impact to the residential units north of McDowell Mountain Ranch Road. The expanded parking lot is located north of the building.

Landscape Plan

Existing vegetation will be maintained outside of the construction limits and new materials will be planted within the construction limits with salvageable materials to be protected where possible. The plants include blue Palo Verde, Palo Brea, native mesquite, ironwood, foothills Palo Verde, and Velvet Mesquite trees grouped along a central pedestrian path and along the perimeter of the parking lots and building. Shrubs and ground cover are also proposed and these will supplement the tree plantings.

Key Issues.

- The building is designed with common elements and materials of those of the Aquatic Center located toward the southwest.
- The new library will alleviate issues related to the current joint use library arrangement with the adjacent school.
- No neighborhood opposition has been received on this case.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S)

Al Ward
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Randy Grant
Chief Planning Officer
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E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
6. Conceptual Landscape Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

The New Arabian Library

Overview

The new Arabian Branch Library for the City of Scottsdale is a 20,000 square foot freestanding replacement for the small, shared use facility at the Desert Arroyo Middle School. The \$4.7M facility will house over 120,000 volumes, including a unique popular library and coffee bar. The program includes a children's program room, two multipurpose rooms, computer training center and a dedicated teen area. The building is scheduled to be complete in June 2006.

Site

The property lies northwest of the Desert Canyon Schools—across the access road—along the southeast intersection of North Thompson Peak Parkway and East McDowell Mountain Ranch Road. It is zoned "Open Space" (OS) with the "Environmentally Sensitive Lands" (ESL) overlay. Along the northern edges of the parcel the desert has been virtually undisturbed, providing a wide view corridor across natural open space to the McDowell Mountains as one approaches from the south. The intent of this project is to maintain as much of that open space as possible by planting the building within the landscape and using the building's form as an element of it.

The site will be accessed from the existing loop road used by the Desert Canyon Schools, off of McDowell Mountain Ranch Road. A proposed entry will be provided from McDowell Mountain road, permitting library access without crossing the school bus traffic. The new couplet provided by the aquatics center will provide loop road access to the south.

The existing parking is augmented by an additional 40 spaces flanking a tree lined promenade. Descending with natural grade this path provides opportunities for seating and shade along the route from parking into the building. This will draw pedestrians out of parking and drive aisles and provide a universal accessible route to the building. A drive-up window and book drop will permit library customers to receive library services on the run, and minimize congestion around the building entry.

Building

The building is a remembrance of the desert slot canyons of northern Arizona and monument valley, capturing the powerful and unique experience between the compressive stone walls and the ultimate release to the sky above. Ever-patient threads of water, sculpting and polishing the massive walls, cut these natural sandstone canyons over millennia. Harder stone and slow water sharply defines vertical slivers while softer stone gives way to wider crevasse.

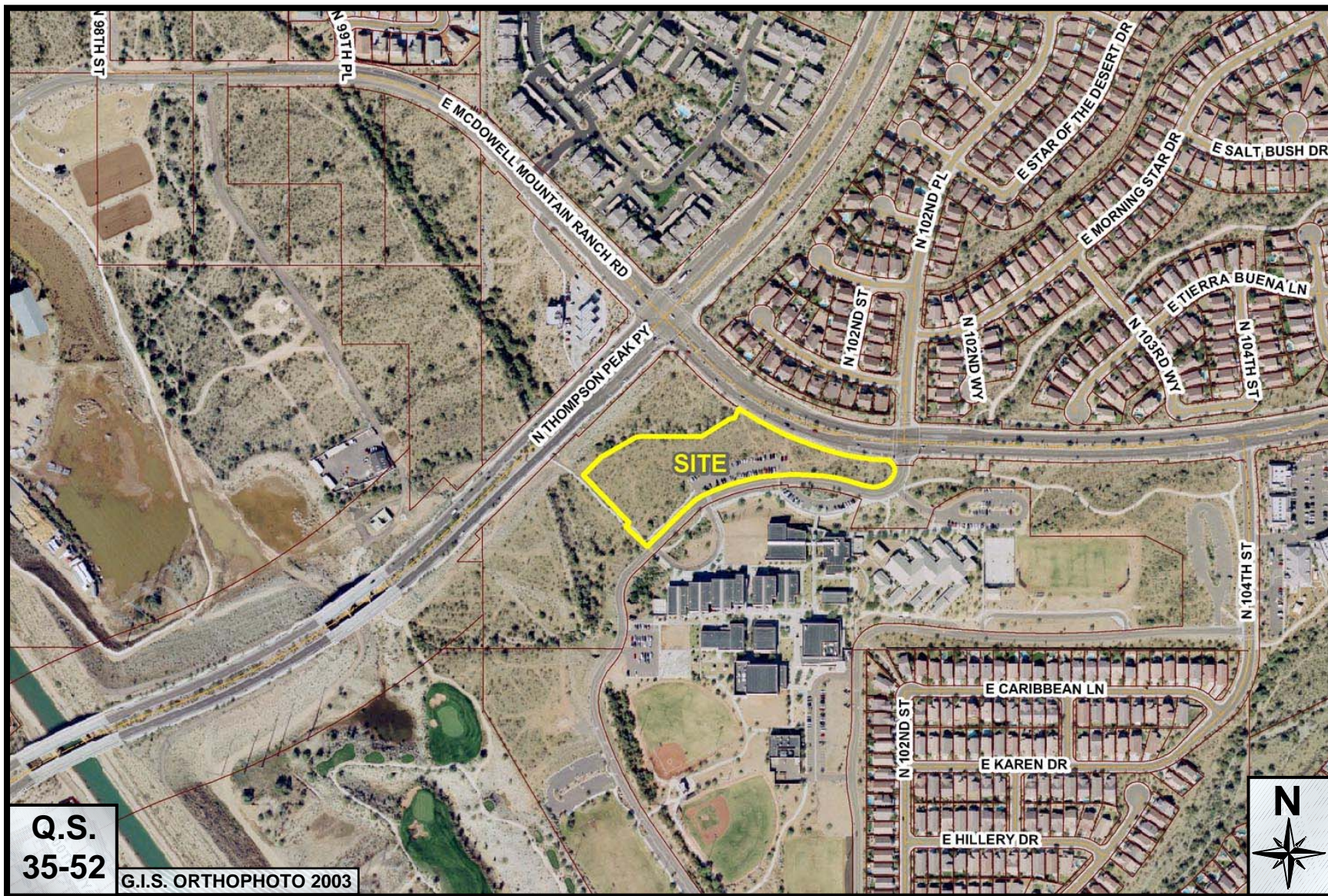
The library echoes this powerful natural sequence. An earthen and stone roof is thrust from the desert floor, taking with it the native grasses, shrub and stone texture. Organized about a central court, the building is entered through a "slot canyon" of steel and glass. Walls of weathered steel plate reflect the terracotta walls of stone as they lean over and fall away from the entry path and open to the sky above. The weathered steel walls of the building support an earthen and stone roof, planted with native vegetation and stone from the site. Two roof gardens will contain desert variety trees and groundcovers, recalling the surface level vegetation as one descends into the canyon.

A continuous thread of water echo's the natural erosion of the canyon wall creating the powerful imagery of the building, and eventually pooling in the lower edge of the courtyard. A singular tree is the focus of the space. This centralized court will be used as a prefunction and program spaces for the library and meeting rooms. Two slender "canyon courts" flank the west and south sides of the building, expanding library lounge spaces to the exterior.

363-PA-04

richard + bauer architecture llc
arabian public library

ATTACHMENT #1



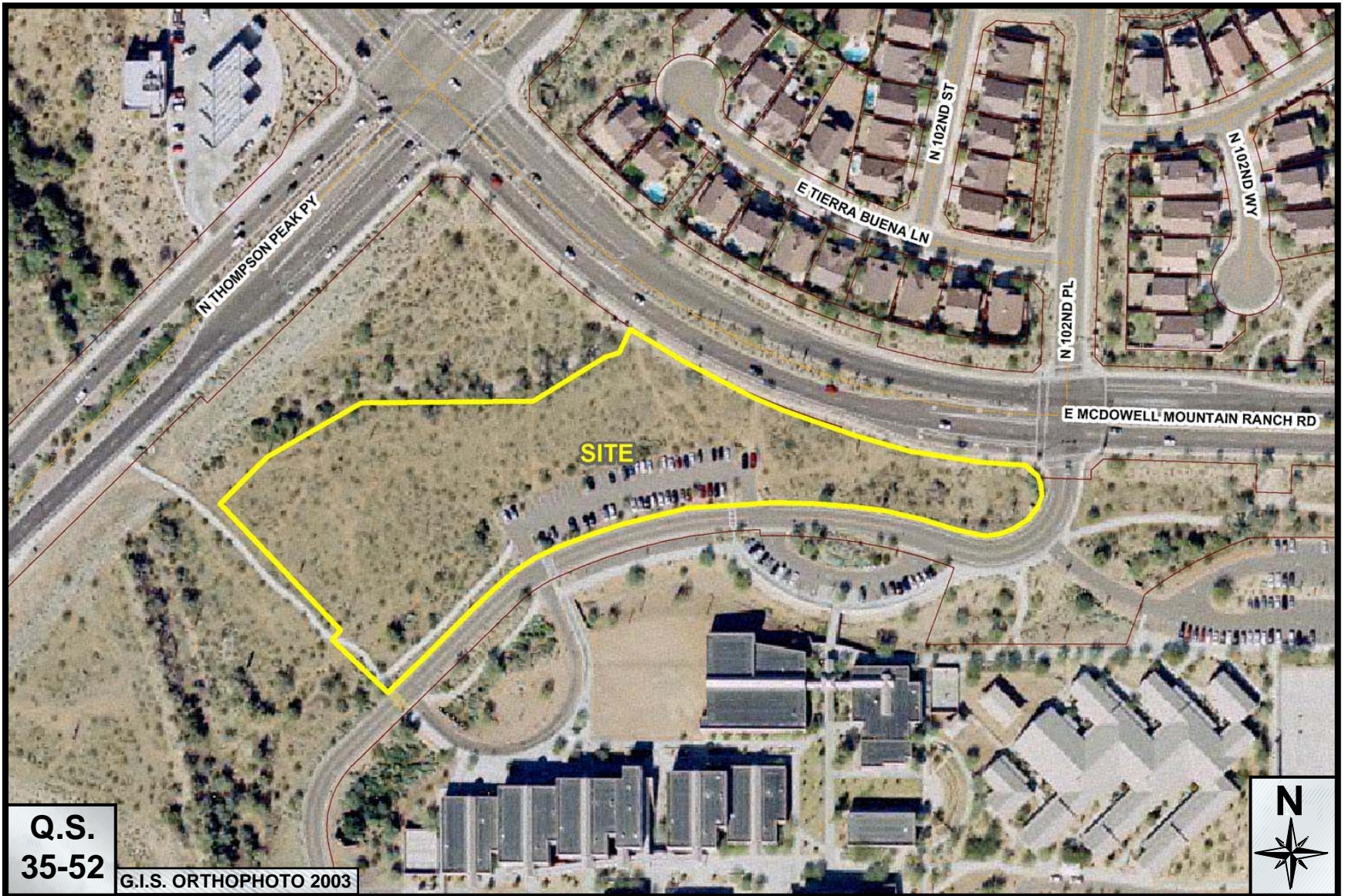
Q.S.
35-52

G.I.S. ORTHOPHOTO 2003

Arabian Library

88-DR-2004

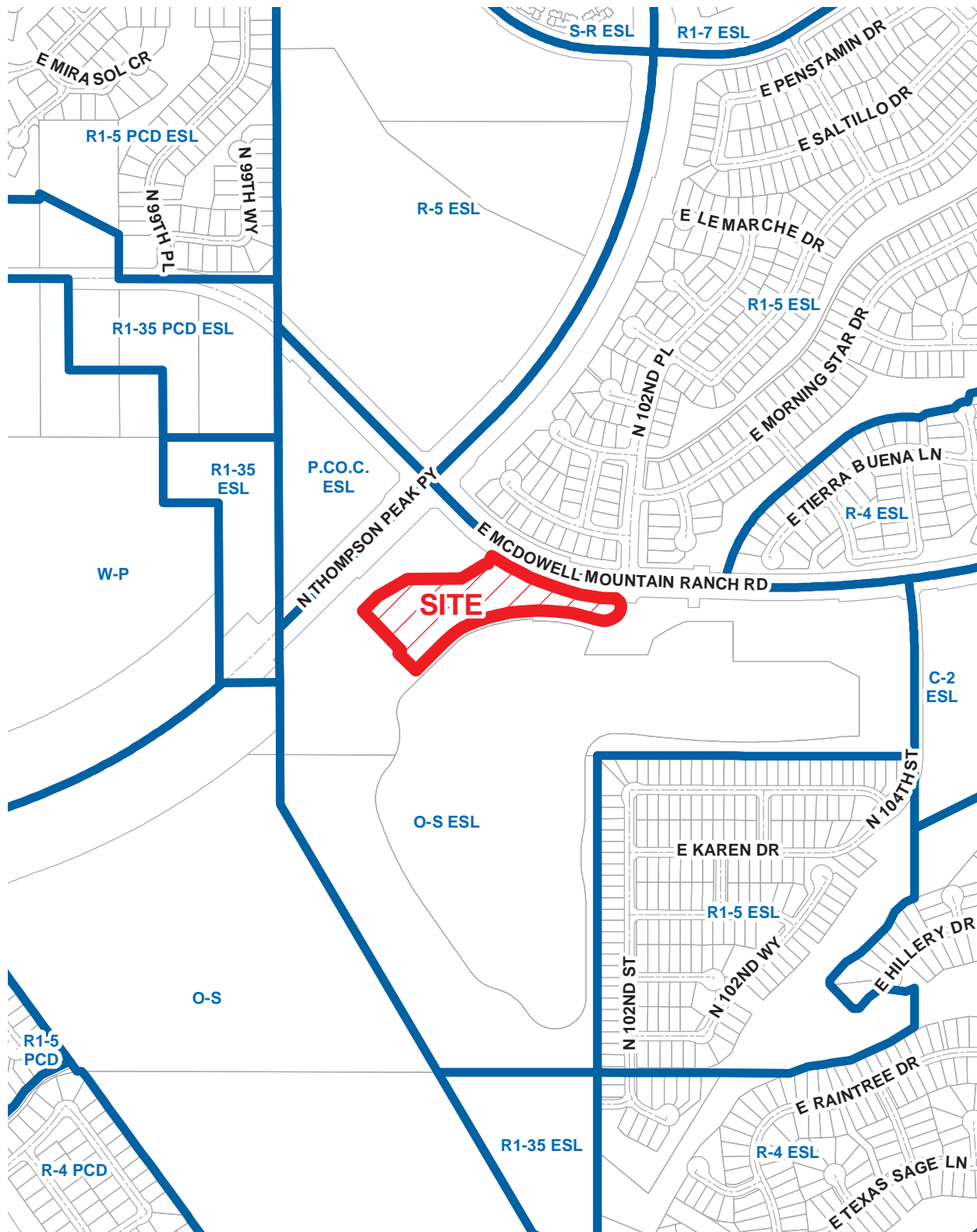
ATTACHMENT #2



Arabian Library

88-DR-2004

ATTACHMENT #2A

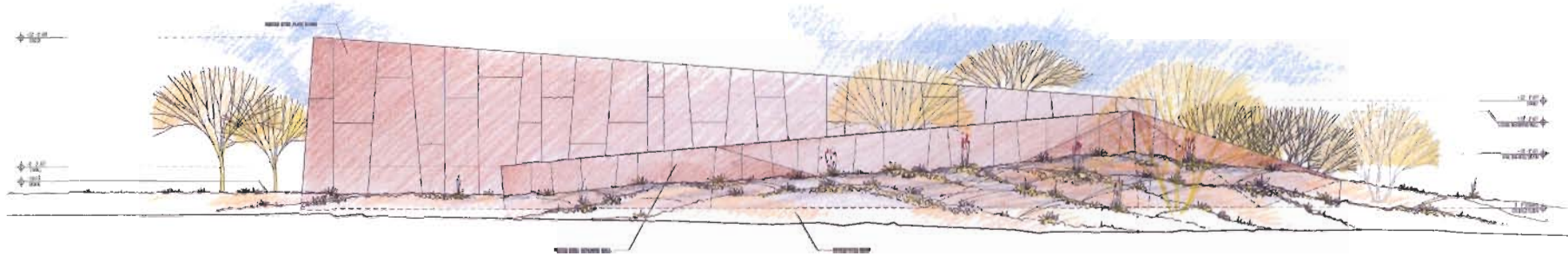


88-DR-2004

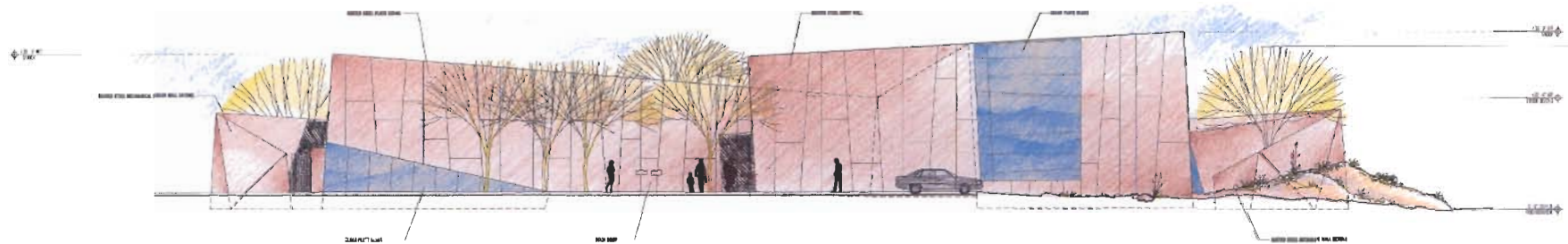
ATTACHMENT #3



363-PA-04



2 | northwest elevation



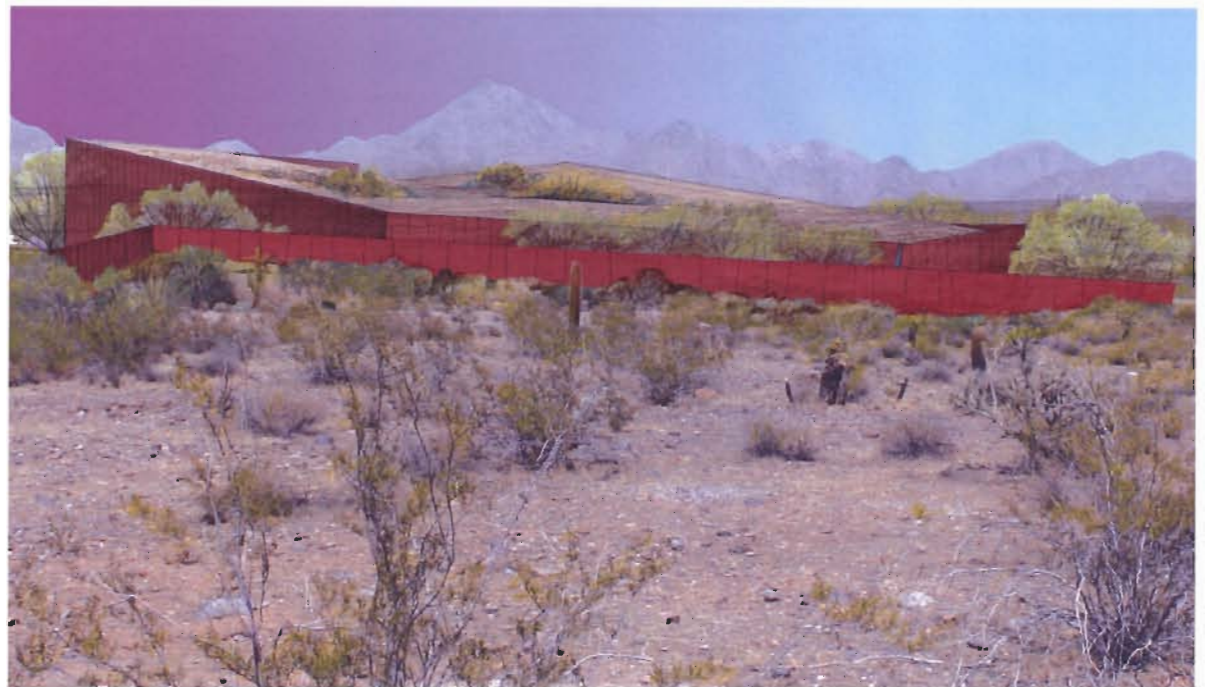
1 | northeast (entry) elevation





perspective view looking southwest



















NO SCALE



perspective view looking northeast

NO SCALE

indiscreet legend

SPECIFICATIONS / COMMENTS		QTY
	Orange white BLUE PLAID YORKE	200
	Orange white CANDOR	200
	Orange white FOOTBALL PINK WHITE	200
	Orange white VELVET RESORTS	200
To be used as in provided EXHIBITS (SEE)		
SPECIFICATIONS		QTY
	Orange white LAPINELLE BLUE	100
	Blue Stripes BETH BRUN	100
	Orange and HARRY HENDRICH	100
	Orange white PRODOTI BLUE	100
	Orange white CALIFORNIA	100
	Orange white GOLDEN EYE	100
	Orange white OLIVE MALLOW	100
	Orange white HARRY GUYER	100
	Orange white FRANKIE LAW SURFAGE	100
	Orange white GOLDIE	100
SPECIFICATIONS		
	Orange white TOSSETT MARVELO	100
	Orange white BLACKPOT SHIRT	100
SPECIFICATIONS		
	Orange white FUGAZI SPORTS	100
	Orange white HOCKEY USA	100
	Orange white HOCKEY CHINA	100
	Orange white HOCKEY AMERICA	100
	Orange white HOCKEY TEAM	100
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	Orange white HOCK	

- ① LIBRARY BUILDING FOOTPRINT
- ② ADJACENT PARKING LOT
- ③ PROPERTY LINE
- ④ BOLLARD
- ⑤ CHILDREN'S PLAY AREA
- ⑥ PLANTING AREA
- ⑦ CONCRETE WALKWAY
- ⑧ COURTYARD
- ⑨ BUILDING ENTRY
- ⑩ HOW PLANTING
- ⑪ LANT OF WORK USE
- ⑫ VEH. ACCESSIBLE PARKING
- ⑬ BUILDING UTILITY AREA
- ⑭ CROSSWALK
- ⑮ CURB
- ⑯ WATERFEATURE
- ⑰ TRASH ENCLOSURE
- ⑱ CONCRETE ARMOR
- ⑲ LANDSCAPE AREA WITH STEEL DOCK CONTAINMENT
- ⑳ TO BE SIGN APPLIED
- ㉑ SIGN VISIBILITY TRIANGLE
- ㉒ EXISTING SIGN TO REMAIN

1 Schematic Landscape Plan

88-DR-2004
12/3/2004

88-DR-2004

DATE: 10-28-04

ARABIAN LIBRARY PHASE 2
10215 E. Mc DOWELL MTN. RANCH ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
<u>SEE THE SITE PLAN FOR THE FIRE LANE LOCATIONS.</u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:
<input checked="" type="checkbox"/> A. KNOX BOX
<input type="checkbox"/> B. PADLOCK
<input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS ___ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. PROVIDE EXTERIOR 2-1/2" WET HOSE VALVES.</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS <u>ONE</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ___ AT ___ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>4"</u> (NSHT)
<input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
<input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ___ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|---|--|

ATTACHMENT A

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. PROVIDE FIRE APPARATUS ACCESS ROADS WHERE REQUIRED A MIN. 24'_00" WIDE ,
WITH A MIN. LOADING DESIGN OF 83,000 POUNDS G.V. W. --**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Arabian Library Phase 2 Expansion Case 88-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Richard and Bauer with a date by City staff of 10/11/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Richard & Bauer with a date by City staff of 12/3/2004.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by E Group with a date by City staff of 10/11/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. This parcels shall be tied together with the other City of Scottsdale owned parcels within the Desert Canyon Campus, prior to final plan approval.

Ordinance

- A. The maximum height of the building shall not exceed thirty (30) feet in height as measured from natural grade, per the amended O-S zoning development standards. Revise building elevations to lower building height.
- B. The colors of paint shall not exceed a light reflective value of 40. All colors and materials LRV's shall be clearly indicated on the building elevations.

SITE DESIGN:**DRB Stipulations**

- 11. Clearly identify all pedestrian connections from the library site to all other buildings on the campus.

LANDSCAPE DESIGN:**DRB Stipulations**

- 12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- C. 50% of the trees provided in this project shall be the following sizes: a) 1-inch average caliper for multi-trunk trees and b) 2-inch caliper for single trunk trees.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 14. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
- 15. The individual luminarie lamp shall not exceed 250 watts.
- 16. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 16 feet.
- 17. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
- 18. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
- 19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- D. The accessible parking striping shall be revised to make the van accessible parking stall eleven (11) feet wide with a five (5) foot wide access aisle.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.
23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 74-ZN-1992, 77-DR-1994, 5-DR-1993 (McDowell Mountain Ranch Master Environmental Design Concept Plan and Master Sign Program

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

24. Architectural site plan, preliminary drainage report for Arabian Library by "Richard Bauer and P. K. Kland" dated Oct. 04.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- F. On 11-16-2004 the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.
- G. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- H. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

(2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
McDowell Mountain Ranch Rd.	Existing Major Collector Road	Existing 59 ft. half-street width	Construct new 12-ft. wide deceleration lane for new library access drive	Vertical curb and gutter to replace existing as required	5-ft. wide sidewalk to replace existing as required
Library Access Drive (Off MMR)	New local access driveway (CH-1, Right-in/out only)	N/R, on library site	24 ft. F/C to F/C	Vertical curb and gutter	5-ft. wide sidewalk on west side only.
Library Access Driveway (off school access road)	New local access driveway (CH-1)	N/R, on library site	24 ft. F/C to F/C	Vertical curb and gutter	5-ft. wide sidewalk on west side only
Library Access Driveway (one way ingress for book-drop)	New local access driveway (CL-3)	N/R, on library site	16 ft.F/C to F/C	Vertical curb and gutter	5-ft. wide sidewalk on west side only
Internal School Access Rd	Existing Local Access Rd.	Existing 36 ft. wide access easement only	Construct raised pedestrian crossing (table) at the middle driveway to the library location.	Existing	Construct new 5-ft wide sidewalk from existing south parking lot driveway to new southwesterly book drop driveway.

DRB Stipulations

26. The developer shall design and construct the Library Access Driveway extending southward from McDowell Mountain Ranch Rd. being in general conformance with Standard Detail #2257 for CH-1, right-in, right-out turns only. The developer shall also design and construct the Southwesterly "Book drop" driveway onto the Internal School Access Rd. being in general conformance with Standard Detail #2258 for CL-3, one-way ingress.

27. Additional Stipulations as project demands.

- Construct new 12-ft. wide deceleration lane on McDowell Mountain Ranch Road for new library access drive being to the satisfaction of City staff.

Ordinance

I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and

all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

28. The developer shall provide a minimum parking-aisle width of 24 feet.
29. The developer shall Construct raised pedestrian crossing of Internal School Access Rd. from the school to the library, located at middle library driveway.
30. The developer shall provide enough turning radius for fire and refuse collection vehicles at southern driveway.
31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
32. The developer shall provide a minimum of 120 feet of queuing distance for all the "Book drop" drive-thru

Ordinance

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:**DRB Stipulations**

33. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures
34. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- K. Refuse enclosures are required as follows:

(1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f.,
Three for 40,001 to 60,000 s.f., etc.

- L. Underground vault-type containers are not allowed.
- M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

36. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

37. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
38. On-site sanitary sewer shall be privately owned and maintained.
39. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

40. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

41. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
 - a. Prior Final Plans approval shall be obtained.